

In re:  
Victor H. Maia  
Debtor

Case No. 18-16907-amc  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Mar 15, 2021

User: admin  
Form ID: pdf900

Page 1 of 3  
Total Noticed: 13

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 17, 2021:

Recip ID	Recipient Name and Address
db	+ Victor H. Maia, 79 Redwood Drive, Richboro, PA 18954-1646
aty	+ TYLER DISCHINGER, Buchanan Ingersoll & Rooney, PC, 50 S. 16th St, Ste 3200, Philadelphia, PA 19102-2555
cr	Anthony Patterson, 3228 Fountain St., Philadelphia, PA 19121-1727
acc	+ Bennett J. Sady & Company, P.C., Bennett J. Sady, 501 Office Center Drive, Suite 126, Fort Washington, PA 19034-3267
cr	+ Diana Wilson, 2517 W. Sergeant St., Philadelphia, PA 19132-4137
r	+ Keller Williams Real Estate, 584 Middletown Blvd. Suite A-50, Langhorne, PA 19047-4403
md	Martin J. Weis, Dilworth Paxson LLP, 1500 Market Street, 3500E, Philadelphia, PA 19102-2101
cr	+ Maurice Butts, 1023 West Thompson Street, Philadelphia, PA 19122-4117
cr	+ WELLS FARGO BANK, N.A., C/O POWERS, KIRN & ASSOCIATES, LLC, 8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSE, PA 19053-6980
cr	+ Willie Jamar Nobels, c/o Mark Pfeiffer, Esq., Buchanan Ingersoll & Rooney PC, 50 S. 16th Street, Suite 3200 Philadelphia, PA 19102-2555

TOTAL: 10

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/Text: megan.harper@phila.gov	Mar 16 2021 05:52:00	City of Philadelphia, Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard, 5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr	Email/Text: RVSVCBICNOTICE1@state.pa.us	Mar 16 2021 05:52:00	Commonwealth of Pennsylvania, Department of Revenue, Bureau of Compliance, Dept. 280946, Harrisburg, PA 17128-0946
cr	+ Email/Text: steve@needlelawyer.com	Mar 16 2021 05:52:00	G.H. Harris Associates, Inc., c/o Stephen L. Needles, Esq., 80 North Second Street Pike, Churchville, PA 18966-1057

TOTAL: 3

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
intp		Natasha Rivera

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

District/off: 0313-2

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**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 17, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 15, 2021 at the address(es) listed below:

Name	Email Address
AMANDA L. RAUER	on behalf of Creditor WELLS FARGO BANK N.A. Amanda.rauer@pkallc.com, chris.amann@pkallc.com;nick.bracey@pkallc.com;Samantha.gonzalez@pkallc.com;jill@pkallc.com;mary.raynor-paul@pkallc.com;harry.reese@pkallc.com
DENISE A. KUHN	on behalf of Creditor Commonwealth of Pennsylvania Department of Revenue dkuhn@attorneygeneral.gov
EDMOND M. GEORGE	on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com;turner.falk@obermayer.com;Lucille.acello@obermayer.com;helen.belair@obermayer.com;colleen.schmidt@obermayer.com
EDMOND M. GEORGE	on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com;turner.falk@obermayer.com;Lucille.acello@obermayer.com;helen.belair@obermayer.com;colleen.schmidt@obermayer.com
GEORGE M. CONWAY	on behalf of U.S. Trustee United States Trustee george.m.conway@usdoj.gov
HARRY B. REESE	on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com
JILL MANUEL-COUGHLINE	on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com
KARINA VELTER	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION amps@manleydeas.com
MARK D. PFEIFFER	on behalf of 3rd Pty Defendant Anthony Patterson mark.pfeiffer@bipc.com donna.curcio@bipc.com
MARK D. PFEIFFER	on behalf of Counter-Defendant Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com
MARK D. PFEIFFER	on behalf of Creditor Willie Jamar Nobels mark.pfeiffer@bipc.com donna.curcio@bipc.com
MARK D. PFEIFFER	on behalf of Creditor Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com
MARK D. PFEIFFER	on behalf of Plaintiff Willie Jamar Nobles mark.pfeiffer@bipc.com donna.curcio@bipc.com
MARK D. PFEIFFER	on behalf of Creditor Maurice Butts mark.pfeiffer@bipc.com donna.curcio@bipc.com
MARK D. PFEIFFER	on behalf of Plaintiff Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com
MARK D. PFEIFFER	on behalf of Counter-Defendant Willie Jamar Nobles mark.pfeiffer@bipc.com donna.curcio@bipc.com
MARTIN J. WEIS	on behalf of Mediator Martin J. Weis mweis@dilworthlaw.com ycaplow@dilworthlaw.com
MICHAEL D. VAGNONI	on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com
MICHAEL D. VAGNONI	on behalf of 3rd Party Plaintiff Victor H. Maia michael.vagnoni@obermayer.com Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

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MICHAEL D. VAGNONI

on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com  
Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

PAMELA ELCHERT THURMOND

on behalf of Creditor City of Philadelphia pamela.thurmond@phila.gov karen.a.blaylock@phila.gov

REBECCA ANN SOLARZ

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroup@kmlawgroup.com

SARAH ELISABETH BARNGROVER

on behalf of Creditor WELLS FARGO BANK N.A. amps@manleydeas.com

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SARAH K. MCCAFFERY

on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com

STEPHEN L. NEEDLES

on behalf of Creditor G.H. Harris Associates Inc. steve@needlelawyer.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 27

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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<b>In re:</b>	:	<b>Chapter 11</b>
	:	
<b>VICTOR H. MAIA,</b>	:	<b>Case No. 18-16907-AMC</b>
	:	
<b>Debtor.</b>	:	
	:	

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**ORDER GRANTING THE MOTION OF DEBTOR VICTOR H. MAIA FOR  
AUTHORITY TO SELL REAL PROPERTY AT PRIVATE SALE, FREE AND CLEAR  
OF ALL LIENS, CLAIMS, AND ENCUMBRANCES PURSUANT TO 11 U.S.C. § 363**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, upon consideration of the Motion of Victor H. Maia, the debtor and debtor in possession (the “Debtor”), by and through his undersigned counsel, Obermayer Rebmann Maxwell & Hippel LLP, for the entry of an order: (i) granting expedited consideration, shortened time and limited notice; (ii) granting the Debtor authority to sell the Debtor’s property located at 124 E. Albanus Street, Philadelphia, PA 19120, Tax Parcel No. 421142800 (the “Real Property”) at private sale to Indigo Homes, LLC (the “Sale”), for the purchase price of Seventy-Nine Thousand dollars (\$79,000.00), free and clear of all liens, claims, and encumbrances pursuant to 11 U.S.C. § 363 (the “Motion”)<sup>1</sup> and any response thereto, and this Court being satisfied that due notice of the Motion and the Sale has been provided by the Debtor pursuant to 11 U.S.C. § 363, Rules 2002(a)(2), (c)(1), (k), 6004(a) and 9007 of the Federal Rules of Bankruptcy Procedure and Local Rules 2002-1, 6004-1, and 9014-3 of the Local Bankruptcy Rules for the United States Bankruptcy Court for the Eastern District of Pennsylvania; and this Court being further satisfied that the Debtor has demonstrated that there is a sound business purpose for the sale of the Property, that the Sale represents the

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<sup>1</sup> Each capitalized term used but not defined herein shall have the meaning ascribed thereto in the Motion.

highest and best offer for the Property, that the Sale is proposed in good faith and therefore, the relief requested in the Motion is appropriate and in the best interests of the Debtor; and it appearing that good cause exists for the relief requested in the Motion; and this Court having found and determined that the relief requested by the Debtor is necessary; and, after due deliberation and sufficient cause being shown,

**IT IS HEREBY ORDERED THAT:**

1. The Motion is in all respects GRANTED.
2. The Debtor is authorized to sell the Real Property, 124 E. Albanus Street, Philadelphia, PA 19120, Tax Parcel No. 421142800, pursuant to § 363(b), (f), (h), and (m) of the Bankruptcy Code, free and clear of any and all liens, claims or encumbrances, on an “as is, where is” basis, at private sale to Indigo Homes, LLC or its assignee, for the purchase price of Seventy-Nine Thousand dollars (\$79,000.00).
3. The City of Philadelphia’s statutory and judicial liens on the Real Property, shall be paid in full at closing
4. The net proceeds of the Sale of the Real Property after payment of all ordinary and necessary closing costs, including but not limited all mortgages of record and as set forth in paragraph three (3) above, shall be held in escrow pending confirmation of a Plan of Reorganization and are intended to fund the Plan.
5. Until further Order of this Court or as set forth in a confirmed Plan, the Wrongful Death Creditors’ lien on the Real Property, to the extent such lien is valid and is not avoidable, shall attach to the funds in the escrow account to the extent and priority of the Wrongful Death Creditors’ valid lien against the Real Property, automatically by operation of this

Order, without the need for further order of this Court and without the requirement of any act to attach or perfect the liens.

6. This Court shall retain jurisdiction over any matters related to or arising from the implementation of this Order.

7. The fourteen (14) day stay imposed by Fed. R. Bankr. P. 6004(h) is hereby waived and this Order is effective immediately upon its entry.

**Date: March 15, 2021**

BY THE COURT



Honorable Ashely M. Chan  
United States Bankruptcy Judge

Copy to: Attached List

**Service List:**

GEORGE M. CONWAY, ESQ., on behalf of U.S. Trustee United States Trustee  
[george.m.conway@usdoj.gov](mailto:george.m.conway@usdoj.gov)

United States Trustee  
[USTPRegion03.PH.ECF@usdoj.gov](mailto:USTPRegion03.PH.ECF@usdoj.gov)

DENISE A. KUHN, ESQ., on behalf of Creditor, Commonwealth of Pennsylvania, Department  
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PAMELA ELCHERT THURMOND, ESQ., on behalf of Creditor, City of Philadelphia  
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JILL MANUEL-COUGHILIN, ESQ., on behalf of Creditor, Wells Fargo Bank, N.A.  
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SARAH E. BARNGROVER, ESQ., on behalf of Creditors, Wells Fargo Bank, N.A. and PNC  
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[steve@needlelawyer.com](mailto:steve@needlelawyer.com)

REBECCA A. SOLARZ, ESQ., on behalf of Creditor, PNC Bank, National Association  
[bkgroup@kmlawgroup.com](mailto:bkgroup@kmlawgroup.com)

MARK D. PFEIFFER, ESQ., on behalf of Creditors, Maurice Butts, Willie Jamar Nobels, and  
Diana Wilson  
[mark.pfeiffer@bipc.com](mailto:mark.pfeiffer@bipc.com)

Indigo Homes, LLC, Attn: Kratma Sood, Buyer of Real Property  
[kssatelier@gmail.com](mailto:kssatelier@gmail.com)

U.S. Trustee  
United States Trustee  
Office of the U.S. Trustee  
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*Counsel for Willie Jamar Nobles and Diana Wilson*

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